113.0	0004	0023.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	617,400 /	617,400
					USE VALUE:	617,400 /	617,400
					ASSESSED:	617,400 /	617,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLEN JOHN R JR & NANCY H
Owner 2:	
Owner 3:	
Street 1:	14 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1530 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4375.000	231,500		385,900	617,400
Total Card	0.100	231,500		385,900	617,400
Total Parcel	0.100	231,500		385,900	617,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.63 | /Parcel: 403.63

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 72398

GIS Ref

GIS Ref

Insp Date 09/07/18

!8794!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,500	0	4,375.	385,900	617,400		Year end	12/23/2021
2021	101	FV	224,400	0	4,375.	385,900	610,300		Year End Roll	12/10/2020
2020	101	FV	224,400	0	4,375.	385,900	610,300	610,300	Year End Roll	12/18/2019
2019	101	FV	192,900	0	4,375.	380,400	573,300	573,300	Year End Roll	1/3/2019
2018	101	FV	198,300	0	4,375.	292,200	490,500	490,500	Year End Roll	12/20/2017
2017	101	FV	198,300	0	4,375.	275,600	473,900	473,900	Year End Roll	1/3/2017
2016	101	FV	198,300	0	4,375.	253,600	451,900	451,900	Year End	1/4/2016
2015	101	FV	187,100	0	4,375.	237,000	424,100	424,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:56:19

LAST REV

Date	Time
09/25/18	15:23:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8794

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	839-70		8/13/1973		29,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2010	2097	Manual	5,463					ATTIC INSULATION
11/6/2002	938	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
12/1/2008	Meas/Inspect	163	PATRIOT
2/7/2000	Measured	263	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4375		Sq. Ft.	Site		0	70.	1.26	6									385,875						385,900	

Total AC/HA:	0.10044	Total SF/SM:	4375	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,875	Spl Credit		Total:	385,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335476
Depreciation:	103998
Depreciated Total:	231479

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

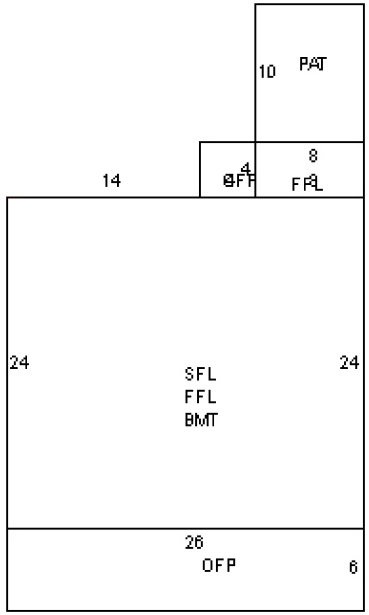
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	

Totals
0

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	107.37
Final Total:	231500	Val/Su SzAd	180.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	175.480	115,116
BMT	Basement	624	66.330	41,391
SFL	Second Floor	624	175.480	109,501
OFP	Open Porch	172	26.090	4,488
PAT	Patio	80	6.000	480

Net Sketched Area:	2,156			Total:	270,976
Size Ad	1280	Gross Area	2156	FinArea	1530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc